



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE April 1, 2016 LOCAL EFFECTIVE DATE April 15, 2016 APPROX FINAL EFFECTIVE DATE May 6, 2016	CONTACT/PHONE Brandi Cummings, Project Planner 805-781-1006 bcummings@co.slo.ca.us	APPLICANT Forrest Warren	FILE NO. DRC2007-00203
SUBJECT A request by FORREST WARREN for a Minor Use Permit/Coastal Development Permit (DRC2007-00203) to finalize an Emergency Permit (ZON2008-00004) that authorized the deconstruction and demolition of the burned PA Forrester House (White House), and the capping of the electrical, gas, and all other utilities of the demolished structure. The project is located within the Commercial Retail land use category and is located at 2276 Center Street, approximately 375 feet southeast of the Main Street and Burton Drive intersection, in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2007-00203 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on January 21, 2016.			
LAND USE CATEGORY Commercial Retain	COMBINING DESIGNATION Archaeological Sensitive Area, Flood Hazard, Geologic Study Area, Central Business District, Coastal Special Community, Local Coastal Plan, Sensitive Riparian Vegetation	ASSESSOR PARCEL NUMBER 013-264-019	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: North Coast – Community Wide <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Emergency Permits <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			

EXISTING USES: Garage/storage shed	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Commercial Retail/shops <i>East:</i> Commercial Retail/shops & Santa Rosa Creek <i>South:</i> Commercial Retail/shops <i>West:</i> Commercial Retail/shops	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Air Pollution Control District, Building Division, Cambria CSD (water, sewer, fire), CalTrans, RWQCB, Coastal Commission, North Coast Advisory Council	
TOPOGRAPHY: Nearly Level	VEGETATION: Ornamental hedges, cherry plums, blackberries, grasses
PROPOSED SERVICES: Water supply: Cambria CSD Sewage Disposal: Cambria CSD Fire Protection: Cambria Fire	ACCEPTANCE DATE: January 15, 2016

DISCUSSION

PROJECT HISTORY

The P.A. Forrester house was constructed in 1870 and was known as the “white house.” On August 15, 1997, a fire started in the laundry room of the residence and spread to the attic. The fire damaged the entire structure, and it was left abandoned at this time. On June 3, 2008, the Cambria Fire Department formally requested an emergency permit for the demolition of the dilapidated house due to safety concerns and the proximity to a newly constructed park. An emergency permit (ZON2008-00004) and fee waiver was granted on October 24, 2008. Per the requirements of an emergency permit, the applicant also applied for a Minor Use Permit/Coastal Development Permit to formalize the demolition and to rebuild the white house.

This application for a Minor Use Permit has been ongoing pending complete plans relating to the proposed rebuild of the structure. To date, no plans conforming to the North Coast Area Plan or Coastal Zone Land Use Ordinance have been received, and staff has decided to process this permit to finalize the emergency permit. Any future development on the parcel would require separate coastal development permit approval.

PLANNING AREA STANDARDS

Monterey Pine Forest Habitat (SRA) (TH). The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey pine forest habitat. Construction practices shall protect Monterey pines, oak trees, and significant understory vegetation.

Staff comments: The project site does not have any Monterey Pine trees or Oak trees onsite. The demolition of the fire-damaged structure has been completed and no further construction is proposed or authorized with this permit.

Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District.

Staff comments: The demolition of the fire-damaged structure has been completed and no further construction is proposed or authorized with this permit. Future construction would be required to comply with this standard.

Cambria Fire Department Review. All new development shall comply with state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

Staff comments: The Cambria Fire Department formally requested the consideration for the emergency permit to demolish the fire-damaged structure. The demolition has been completed and no further construction is proposed or authorized with this permit. Future construction would be required to comply with state and local fire codes.

Archaeologic Resource Protection. In the event archaeological resources are unearthed or discovered during any construction activities, construction shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist.

Staff comments: The demolition of the fire-damaged structure has been completed and no further construction is proposed or authorized with this permit. No archaeological resources were discovered during demolition or clean-up activities. Future construction would be required to comply with this standard.

LAND USE ORDINANCE STANDARDS

Section 23.03.045 – Emergency Permits. The Planning Director may issue an emergency permit for unexpected occurrences demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services. Within 30 days of the request for an emergency permit, the property owner shall apply for any land use or construction permits.

Staff comments: An emergency permit was issued for this project on October 24, 2008. The minor use permit was applied for on June 27, 2008, and therefore this standard is met.

COASTAL PLAN POLICIES

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: N/A

Coastal Watersheds: N/A

Visual and Scenic Resources: N/A

Hazards: N/A
Archeology: N/A
Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: N/A. *The demolition for the fire-damaged structure has been completed and no further construction is proposed or authorized at this time. Any future construction would be required to comply with these policies.*

NORTH COAST ADVISORY COUNCIL COMMENTS

This project was referred to the North Coast Advisory Council. The Council did not identify any issues regarding the demolition of the fire-damaged structure.

AGENCY REVIEW

Public Works – Recommend approval. (Tomlinson, July 16, 2008)
Environmental Health – No comment.
Cambria Fire -
Cambria Community Services District – No response.
APCD - No response.
Cal Trans – No response.
Building Division – Demolition requires a construction permit and approval from Health, APCD, and Cambria Fire and needs to address asbestos and lead paint removal. (morris, July 11, 2008)
California Coastal Commission – No response.

LEGAL LOT STATUS

The one existing parcel consists of Lots 1 and 2 in Block C and a portion of Block C of the Town of Cambria, and was legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Brandi Cummings and reviewed by Airlin Singewald.